



***Town of Tyngsborough Community Preservation  
Committee***

25 Bryants Lane,  
Tyngsborough, Massachusetts 01879-1003  
Office: (978) 649-2300 ext 115  
Fax: (978) 649-2301

Linda Geyer, Chairperson  
Eric Lantz, Secretary

Christine Chisholm, Vice-Chair  
Ken Times, Treasurer

**Meeting Minutes December 17, 2008  
Members Attendance:**

Present: Linda Geyer (LG), Warren Allgrove (WA), Eric Lantz (EL), Ken Times (KT), Mark Rohrbaugh (MR), Ed Smith (ES), Rich Lemoine (RL), Christine Chisholm (CC), Jim Miller (JM)

Absent:

Guests: Alison McNamara (Recreational Director) (AM), Eric Estochian, (Secretary Recreational Committee) (EE), Rosemary Cashman (Town Administrator) (RC)

Meeting Location: Town Hall, Meeting Room #1

Chairperson, Linda Geyer, called the December 17, 2008 meeting of the Community Preservation Committee (CPC) to order at 7:05PM.

**Agenda Item 1 – Meeting Minutes**

1. March 24, 2008 Motion ES 2<sup>nd</sup> KT, WA, abstained, meeting minutes approved.
2. July 1, 2008 Motion ES 2<sup>nd</sup> WA meeting minutes approved.
3. August 27, 2008 Motion ES 2<sup>nd</sup> WA meeting minutes approved.

## **Agenda Item 2 - Recreational Fields**

1. (EE) – We should have proposals for the Spring town meeting. A bid process will be contingent on approval of funds. Construction may be started in the summer.
2. (ES) – Will it take \$85,000 a year to maintain the fields and if so how will we pay for this? (AM) – We have discussed with town recreational and youth organizations that these fields will cost money to use and have received positive commitment from them for support. They realize that this will take a financial commitment. (EE) – A well is not an option due to the Charles George Landfill.
3. (LG) – What is the latest estimate of cost for this project? (EE) – The complete project without phasing things in is approximately \$1.3 million.
4. (EE) - A legal decision by Kopelman and Paige, P.C. grants the CPC, in their opinion, legal grounds to spend monies on this particular project. A 30 day bid period is projected to start on the 30<sup>th</sup> of January.

## **Agenda Item 3 – Campground**

1. (RC) – We have consultants with the BOS working on our intentions for this property. The conclusions of the Master Plan committee: Swimming is not recommended. Motor Boat launching is not recommended. Passive recreation is the emphasis. A new access should be created. The existing access is unusable. A defined season will require signage and a gate to be closed by police.
2. (WA) – This may be over-engineered. Can't we use the existing access somehow? Maybe we can ask the insurance people what they think. (RC) – Maybe we can revisit the existing access issue. This is an update on our progress not a request for funds at this time.

## **Agenda Item 3 – Town Center**

1. (RC) – There has been a lot of interest in developing a town center area. The Historic commission and the Master Plan committee came up with this plan to improve the area. Infrastructure improvements are needed along with some commercial development. (RL) – Our first step is to get the funds to raze the old Shur-Fine building. Opportunities may exist with the existing barn for a business. The request is to get the funds to demolition the building. We told the public that we would take the building down with the original request for purchasing of the property. Phase I would need money to take the building down. We need to put out an RFP for this. (LG) – Our committee will put

together a warrant article to be presented for the February Town meeting and to be voted on at our next meeting in January for demolition of the Shur-fine building and a marketing analysis for the town center. (RL) – We are also looking at opportunities for State monies from our Representatives. (RC) – A marketing plan will be forthcoming to promote the town center for private development.

Motion to adjourn by (CC), 2<sup>nd</sup> by (KT) 9:18 PM. Voice vote: passed unanimously.

**Next scheduled meeting of the CPC is for January 28th at 7:00pm at the Town Hall.**